

SUMMARY AND RECOMMENDATION

4. CD-1 Rezoning: 800 Commercial Drive

Summary: To rezone 800 Commercial Drive from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 15-storey mixed-use building, with commercial on the ground floor and 93 social housing units. A floor space ratio (FSR) of 8.19 and a height of 50.1 m (164 ft.) are proposed.

Applicant: City of Vancouver

Referral: This relates to the report entitled “CD-1 Rezoning: 800 Commercial Drive”, dated June 11, 2024, (“Report”), referred to Public Hearing at the Council Meeting of June 25, 2024.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by the City of Vancouver, the registered owner of the lands located at 800 Commercial Drive [*Lots C and D, Except Part in Sketch Plan (see 74917K), of Lot 9 Block D District Lot 183 Plan 3514 and Lot G Block 9 of Block D District Lot 183 Plan 6254; PIDs 012-811-203, 012-811-211 and 010-922-946 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 8.19 and the maximum building height from 11.5 m (38 ft.) to 50.1 m (164 ft.), to permit the development of a 15-storey mixed-use building, containing 93 social housing units with commercial space on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for the CD-1 By-law, generally as prepared by Human Studio Architecture & Urban Design, received November 28, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required

at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the new CD-1 By-law.

- F. THAT Recommendations A through E be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[CD-1 Rezoning: 800 Commercial Drive]